



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 01/11/05

AGENDA ITEM 3

WORK SESSION ITEM

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Authorization to Proceed with General Plan Amendment for Mobile Home Parks

RECOMMENDATION:

It is recommended that the City Council authorize staff to proceed with preparation of a General Plan amendment relative to mobile home parks.

BACKGROUND:

In the fall of 2004, the City Council had several discussions with regard to the potential closure and/or conversion of existing mobile home parks in the city. The nine mobile home parks contain almost 2,300 spaces. As noted in previous agenda reports, these mobile home parks are an integral component of the city's housing stock in that they address special housing needs by providing housing that is affordable to seniors. If this type of housing is lost, the City would have a difficult time accommodating these residents within its existing stock of affordable housing units due to the present demand by other residents for the limited number of units. Also, existing policies in the Housing Element of the General Plan call for "maintaining an adequate supply of land designated and zoned for residential use at appropriate densities to meet the diverse housing needs" and to "promote development of permanent affordable housing units for those households with special needs, including the elderly".

During the discussions noted above, the Council expressed a desire to consider possible amendments to the General Plan that, together with existing zoning, would further assist in the preservation of housing affordable to seniors such as that provided by the mobile home parks. Accordingly, staff is seeking authorization from Council to proceed with a proposal similar to that outlined below. As noted above, we believe there are ample policies and strategies in the General Plan to support such a proposal; however, additional language can be brought back for consideration if deemed appropriate.

At this time, staff envisions that any amendment to the General Plan would involve the creation of a distinct land use designation on the Land Use Map. Whereas the mobile home parks, along with multi-family residential developments, are currently designated as Medium Density Residential, a new designation of Mobile Home Park would include only mobile home parks. The General Plan/Zoning Consistency Matrix could also be amended to indicate that only the MHP (Mobile

Home Park) Zoning District would be compatible with the Mobile Home Park designation on the General Plan Land Use Map. Related changes would need to be made in the Detailed Map Legend section of Appendix C: The General Plan Land Use Map.

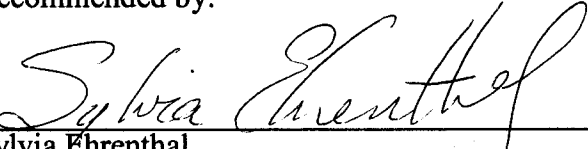
If the Council so directs, staff will proceed with preparation of a proposed General Plan amendment and initiate the appropriate environmental review. It is anticipated that the matter could be brought back for public hearing before the Planning Commission in late February or early March, and thereafter to the City Council.

Prepared by:



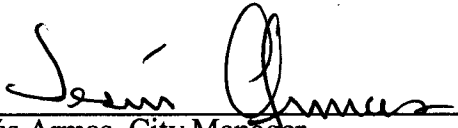
Gary Calame, Senior Planner

Recommended by:



Sylvia Ehrental
Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

1/5/05